045.0	0002	0003.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,800 /	888,800
					USE VALUE:	888,800 /	888,800
					ASSESSED:	888,800 /	888,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		CHESTNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARCHAMBAULT N RICHARD TR
Owner 2:	ARCH REALTY TRUST
Owner 3:	
Street 1:	9 CHESTNUT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ARCHAMBAULT N RICHARD TR -
Owner 2:	ARCH REALTY TRUST -
Street 1:	5 CHESTNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,014 Sq. Ft. of land mainly classified as Pro-Office with a Office - Pro Building built about 1989, having primarily Clapboard Exterior and 1818 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
342	8014.000	311,300	7,800	569,700	888,800
Total Card	0.184	311,300	7,800	569,700	888,800
Total Parcel	0.184	311,300	7,800	569,700	888,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.89 | /Parcel: 488.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 31762

GIS Ref

GIS Ref

Insp Date 09/11/18

!3814!

PREVIOUS ASSESSMENT

Parcel ID 045.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	342	FV	311,300	7800	8,014.	560,300	879,400	879,400	Year End Roll	12/18/2019
2019	342	FV	266,800	8000	8,014.	523,000	797,800	797,800	Year End Roll	1/3/2019
2018	342	FV	259,900	8000	8,014.	466,900	734,800	734,800	Year End Roll	12/20/2017
2017	342	FV	259,900	8000	8,014.	410,900	678,800	678,800	Year End Roll	1/3/2017
2016	342	FV	259,900	8000	8,014.	308,200	576,100	576,100	Year End	1/4/2016
2015	342	FV	222,500	7400	8,014.	280,200	510,100	510,100	Year End Roll	12/11/2014
2014	342	FV	222,500	7400	8,014.	280,200	510,100	510,100	Year End Roll	12/16/2013
2013	342	FV	222,500	7400	8,014.	280,200	510,100	510,100		12/13/2012

PRINT

Date	Time
12/10/20	18:57:25

LAST REV

Date	Time
10/09/19	15:42:35

apro

3814

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARCHAMBAULT N R	49046-410		2/27/2007	Family	1	No	No		
	19303-412		8/1/1988		99	No	No		F

USER DEFINED

Prior Id # 1:	31762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2014	1637	Re-Roof	8,950					Strip and re-roof.
6/26/2003	499	Manual	2,650					REPLACE SKYLIGHTS

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	I & E Return	JO	Jenny O
9/11/2018	Meas/Inspect	PH	Patrick H
2/23/2017	I & E Return	EMK	Ellen K
3/24/2009	Meas/Inspect	201	PATRIOT
4/19/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
342	Pro-Office		8014		Sq. Ft.	Site		0	30.5	2.33	CA									569,674						569,700	

Total AC/HA: 0.18398 | Total SF/SM: 8014 | Parcel LUC: 342 | Pro-Office | Prime NB Desc: COMM AVG | Total: 569,674 | Spl Credit | Total: 569,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	72 - Office - Pro		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1989	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	21.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	21.6	%

CALC SUMMARY

Basic $ / SQ:	115.00
Size Adj.:	1.25000000
Const Adj.:	0.93990600
Adj $ / SQ:	135.111
Other Features:	8773
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	397009
Depreciation:	85754
Depreciated Total:	311255

COMMENTS

CHIROPRACTIC PHYSICIANS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

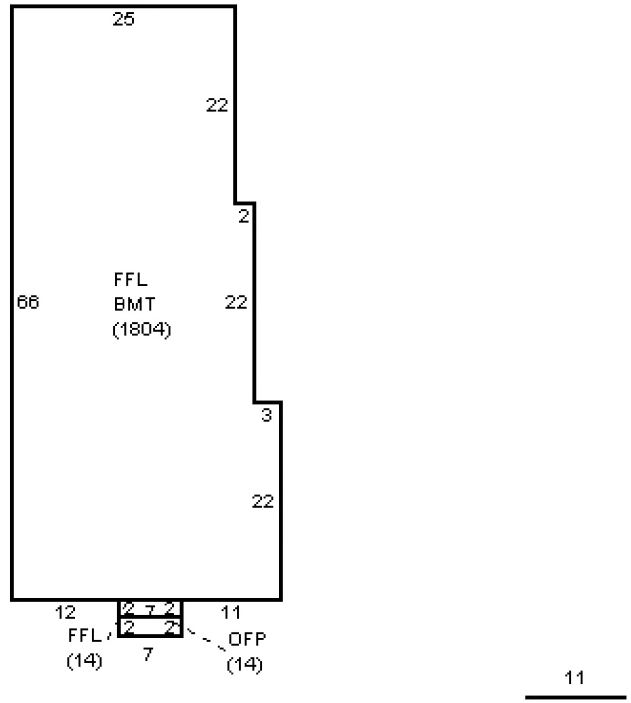
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.48
Special Features:	0	Val/Su Net:	85.62
Final Total:	311300	Val/Su SzAd	171.23

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,818	135.110	245,633
BMT	Basement	1,804	40.530	73,122
OFP	Open Porch	14	41.360	579

Net Sketched Area:	3,636			Total:	319,334
Size Ad	1818	Gross Are	3636	FinArea	1818

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2500	A	AV	1992	3.50	T	21.6	342			6,900			6,900
83	Sign	D	Y	1	18	A	AV	2010	54.86	T	7.2	342			900			900

More:	N	Total Yard Items:	7,800	Total Special Featues:		Total:	7,800